



GRASSROOTS
REALTY GROUP

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214, 707 4 Street NE
Calgary, Alberta

MLS # A2211089



\$499,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Membrane
Basement:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, French Door, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 591
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained 2 BED & DEN, 2 BATH unit in the popular NEXT by Bucci Developments, ideally located in the vibrant inner-city community of Renfrew, right on the edge of Bridgeland. With 1065 SQ.FT. of well-designed living space, this stylish home offers a modern colour palette, 9 ft ceilings, and DOWNTOWN VIEWS.*** The open-concept layout includes a spacious kitchen featuring Kitchen Aid STAINLESS STEEL APPLIANCES, a GAS COOKTOP, QUARTZ COUNTERTOPS, pot drawers, under-cabinet lighting, a striking penny tile backsplash, and a massive breakfast bar — perfect for entertaining. The dining area comfortably fits a large table and flows into the bright living space. The living room with downtown views leads out to the southwest-facing balcony with GAS LINE for BBQ’s — the perfect spot to relax and take in the ever-changing downtown views, Canada Day fireworks, or evening sunsets. A set of elegant French doors leads to a versatile den— ideal for a home office, TV room, or gym. The primary bedroom boasts a walkthrough closet and a private 3-pc ensuite with an oversized shower. The private second bedroom is generously sized, perfect for visitors. Finishing off the unit is a laundry closet with stacked washer and dryer, a convenient main bathroom, and an entry/coat closet.*** This PET-FRIENDLY building offers EXCELLENT AMENITIES including a car wash, pet wash station, and fully equipped fitness centre. Condo fees include all utilities except electricity. Complete with TITLED UNDERGROUND PARKING and a secure storage locker, this unit is ideal for professionals, empty nesters, or anyone looking for a spacious, upscale apartment in a WALKABLE, TRENDY NEIGHBOURHOOD. Steps to shops, restaurants, parks, transit, and the Bow River pathway, with EASY ACCESS

to downtown and beyond. *** Schedule an appointment with your Realtor and find out why this could be a smart move for you!